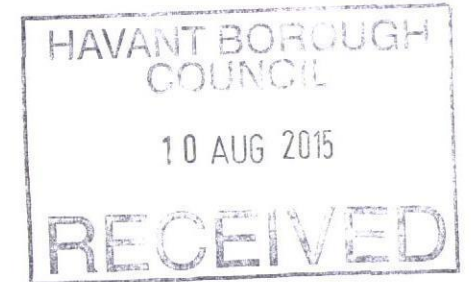


PROPOSED SINGLE/TWO STOREY REAR ADDITION.
14, TUDOR AVENUE, EMSWORTH, HANTS.
FOR MR & MRS O. ODOFIN.



WALLS FACEBRICKS TO MATCH EXTERNALLY 100MM CAVITY WITH 50MM CELOTEX INSULATION CLIPPED TO AN INSIDE SKIN OF 100MM CELCON SOLAR BLOCKS INTERNALLY RENDER AND SET TIE WALLS WITH APPROVED STAINLESS STEEL WALL TIES EVERY 750MM HORIZONTALLY AND 450MM VERTICALLY

CATNIC LINTELS OVER ALL NEW OPENINGS, SIZE IN ACCORDANCE WITH THE MANUFACTURERS SPAN TABLES MINIMUM 150MM END BEARINGS.

STRAP DOWN NEW ROOFS WITH MILD STEEL ANCHORS MINIMUM CROSS-SECTION 30MMX5MM AND AT 1.2M CENTRES.
CLOSE TOP OF NEW CAVITY WALLS WITH BRICKWORK.

WINDOWS TO BE DOUBLE AND TO ACHIEVE A U VALUE OF 1.6W/M2K TO GIVE A MINIMUM 1/20TH OF THE FLOOR AREA AS OPENING. PROVIDE 10,000 MM SQ. TRICKLE VENTS TO ALL NEW ROOMS. ANY LOW LEVEL GLAZING TO CRITICAL AREAS IN DOORS/WINDOWS/SIDELIGHTS ETC. TO BE SAFETY GLASS TO B.S 6206

RAINWATER DISPOSAL VIA 100MM DIAMETER GUTTERS AND DOWNPIPE TO PICKUP INTO EXISTING SURFACE WATER DRAINS IF FOUND AVAILABLE TO LA APPROVAL ON SITE, ALTERNATIVELY TO NEW SOAKAWAYS MIN 5M FROM ANY BUILDING AND MIN 1M/3

PROVIDE MECHANICAL VENTILATION TO KITCHEN AND UTILITY ALSO NEW ENSUITE DUCTED TO THE EXTERNAL AIR MINIMUM CAPACITY 60 LITRES/SEC, UTILITY VENT LINKED TO LIGHT SWITCH WITH OVERRUN 25MM GAP

NEW DRAINS TO BE 100MM DIAMETER APPROVED PLASTIC LAID 1.40 BEDDED AND SURROUNDED IN 150MM PEASHINGLE HAUNCH IN 150MM CONCRETE UNDER BUILDING PROTECT WITH LINTELS THROUGH FOUNDATIONS

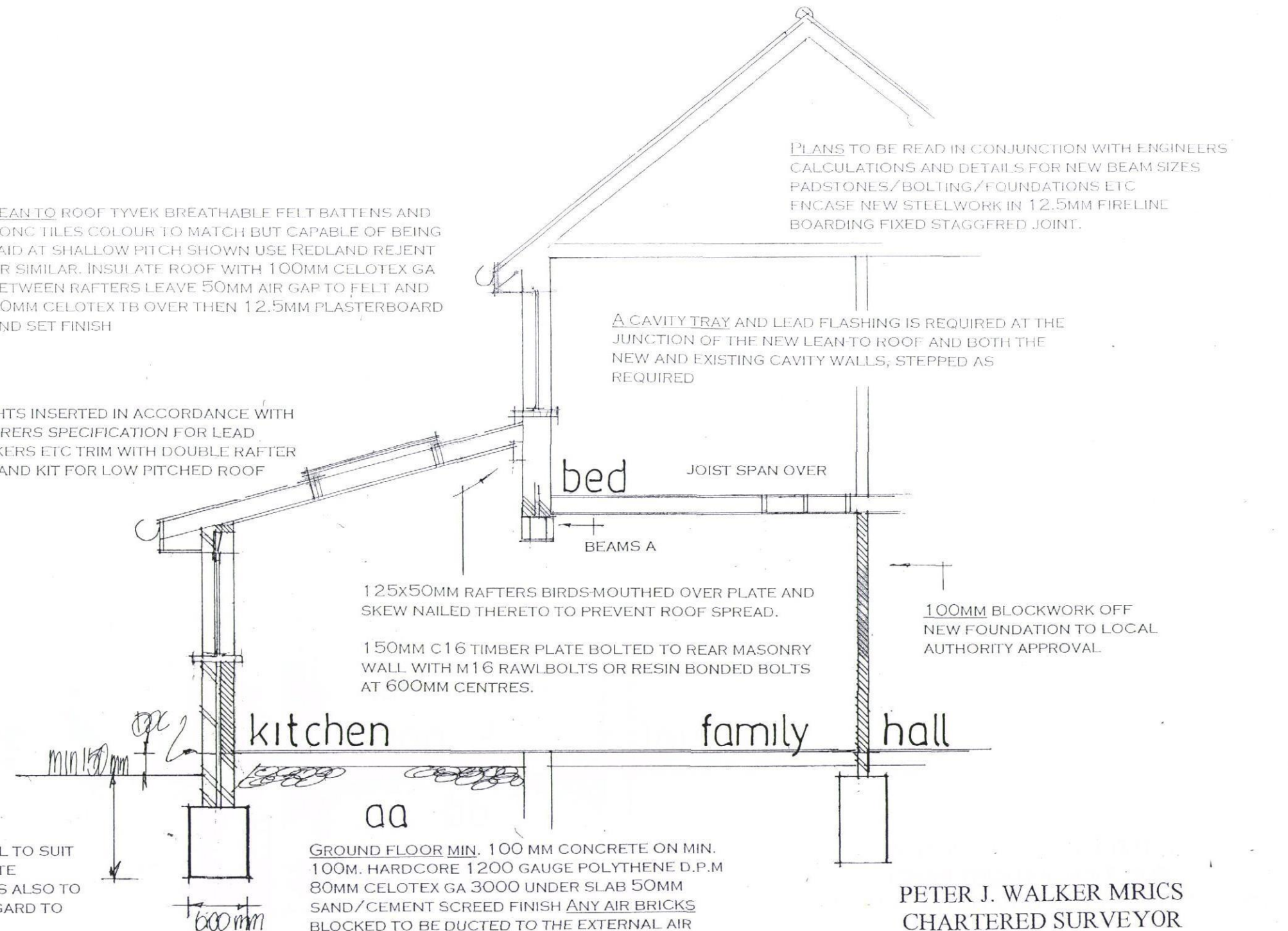
FOUNDATIONS TO LOCAL AUTHORITY APPROVAL TO SUIT SITE CONDITIONS. USE ONLY CLASS A CONCRETE BLOCKS BELOW GROUND LEVEL. FOUNDATIONS ALSO TO COMPLY WITH NHBC PRACTICE NOTE WITH REGARD TO ANY TREES. TRENCH FILL FOUNDATIONS.
NOTE DUE TO THE CLOSE PROXIMITY OF EXISTING TREES THE DEPTH OF THE FOUNDATIONS IS TO BE AGREED ON SITE WITH THE LOCAL AUTHORITY BUILDING CONTROL PRIOR THE COMMENCEMENT OF ANY WORK

LEAN TO ROOF TYVEK BREATHABLE FELT BATTENS AND CONC TILES COLOUR TO MATCH BUT CAPABLE OF BEING LAID AT SHALLOW PITCH SHOWN USE REDLAND REJENT OR SIMILAR. INSULATE ROOF WITH 100MM CELOTEX GA BETWEEN RAFTERS LEAVE 50MM AIR GAP TO FELT AND 40MM CELOTEX TB OVER THEN 12.5MM PLASTERBOARD AND SET FINISH

VELUX ROOFLIGHTS INSERTED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATION FOR LEAD FLASHINGS SOAKERS ETC TRIM WITH DOUBLE RAFTER USE VELUX UPSTAND KIT FOR LOW PITCHED ROOF

PLANS TO BE READ IN CONJUNCTION WITH ENGINEERS CALCULATIONS AND DETAILS FOR NEW BEAM SIZES PADSTONES/BOLTING/FOUNDATIONS ETC ENCASE NEW STEELWORK IN 12.5MM FIRELINE BOARDING FIXED STAGGERED JOINT.

A CAVITY TRAY AND LEAD FLASHING IS REQUIRED AT THE JUNCTION OF THE NEW LEAN-TO ROOF AND BOTH THE NEW AND EXISTING CAVITY WALLS, STEPPED AS REQUIRED



SECTION DRAWING

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